170.A	0007	0122.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	512,000	/	512,000
USE VALUE:	512,000	/	512,000
ASSESSED:	512,000	/	512,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120	-122	PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 122

Owner 1:	DARDECK ADAM
Owner 2:	BROWN LISA
Owner 3:	
Street 1:	120-122 PARK AVENUE UNIT 122
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIM KYONG & TAE P -
Owner 2:	-
Street 1:	120-122 PARK AVENUE UNIT 122
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	508,700	3,300		512,000
Total Card	0.000	508,700	3,300		512,000
Total Parcel	0.000	508,700	3,300		512,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.54 | /Parcel: 357.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280432
GIS Ref	
GIS Ref	
Insp Date	10/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.A-0007-0122.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	500,900	3300	.		504,200	504,200	Year End Roll	12/18/2019
2019	102	FV	463,200	3300	.		466,500	466,500	Year End Roll	1/3/2019
2018	102	FV	408,900	3300	.		412,200	412,200	Year End Roll	12/20/2017
2017	102	FV	372,200	3300	.		375,500	375,500	Year End Roll	1/3/2017
2016	102	FV	372,200	3300	.		375,500	375,500	Year End	1/4/2016
2015	102	FV	343,500	3300	.		346,800	346,800	Year End Roll	12/11/2014
2014	102	FV	327,500	3300	.		330,800	330,800	Year End Roll	12/16/2013
2013	102	FV	327,500	3300	.		330,800	330,800		12/13/2012

!15479!

PRINT

Date	Time
12/11/20	05:11:36

LAST REV

Date	Time
07/23/19	11:08:40
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15479

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM KYONG & TAE	56919-174		5/27/2011		346,500	No	No		
LIM KYONG & TAE	47670-20		6/21/2006			No	No		M DEED

USER DEFINED

Prior Id # 1:	112979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2019	301	Heat App	7,000	C				
11/27/2018	1770	Dormers	301,430	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Measured	DGM	D Mann
5/8/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7849													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	394.189
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624978
Depreciation:	116246
Depreciated Total:	508732

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	394.19
Special Features:	0	Val/Su Net:	355.24
Final Total:	508700	Val/Su SzAd	355.24

SKETCH

UnSketched SubAreas:
GLA: 1432,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,432	394.190	564,478
	Net Sketched Area:	1,432	Total:	564,478
Size Ad	1432	Gross Are	1432	FinArea 1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.A-0007-0122.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1921	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300